



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

249 Siltstone Place
Fort McMurray, Alberta

MLS # A2321457



\$520,000

Division:	Stonecreek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Gentle Sloping, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: All TV mounts and two TV's included, Napoleon Gas BBQ, and Gazebo on back deck

Welcome to 249 Siltstone Place, where there's room for everyone in this thoughtfully designed Stratford-built home, from the attached heated garage to the walk out basement, no details have been overlooked. Coming through the main entrance, there is a two piece powder room tucked away on your way through the mudroom to the garage. The functional kitchen is open to the living and dining areas and comes with a black stainless appliance package, as well as a convenient corner pantry for extra storage. The dining room opens through large patio doors to a sizable deck, and is also connected to the walk-out area with a set of exterior stairs. Heading upstairs, the primary suite comes well equipped with its own walk-through en-suite into the walk-in closet. The surprise of the show is the bonus space atop the stairs, large enough for a lounging area, a movie night, or just extra office space if needed! The top floor is completed by two more bedrooms, a 4 piece main bath and a top floor laundry area. The basement comes ready to utilize as you need, with a separate entrance, a 4th bedroom, a 4 piece bathroom, and the rough in's are already there for a kitchen/wet bar/laundry space. All these features, as well as elevated fixtures, hot water on demand, central air, and a skip and jump to shopping, entertainment, recreation and schools, make this Stone Creek property really stand out.